

Minutes for
Work Session
July 19, 2011
6:00 p.m.

Those present:

Planning Commission – Denis Hopkinson, Alan Malan, Steve Schmidt, James Ahlstrom. Terry Turner and Tori Boggess were excused.

Holly Oil – Lynn Keddington, Attorney Roger Henriksen

City Council – Mayor Kenneth Romney, Dave Tovey, Mark Preece, James Bruhn. Valerie Shaw and John Baza were excused.

Staff – Ben White, Heidi Voordeckers, Craig Howe, Steve Doxey

Meeting called to order by Mayor Romney at 6:00 p.m.

1. Discussion to rezone 500 South from C-G to new commercial zone.

Currently, the area of 500 South west of 800 West is zoned C-G, the same as 500 West. However, the zoning on 500 South needs to be changed because it has different traffic patterns and surrounding land use than 500 West. Along the north side of 500 South is Holly Oil and along the south side is light industrial in Woods Cross. It has been thought this area would be suitable for heavier truck traffic and could support contractors and warehouses. Also, Holly Oil has requested building an office and shop/warehouse on their property at 500 South and 1100 West.

Holly Oil prepared a draft C-H zone ordinance which was provided to all present. They took the city's C-G ordinance and made just enough changes to meet their needs. The work session is being held to provide an opportunity for all parties to discuss what they feel is important for this part of West Bountiful and to streamline the process.

Lynn Keddington – Mr. Keddington showed an aerial view of the plant and surrounding property. After a pressure survey, regulations were changed, and some of the buildings in the plant did not meet compliance. They were able to put enclosures around some of the buildings to comply, so those buildings do not need to be moved. However, they need to move an office building and a maintenance shop, half of which is a warehouse. The shop is used for welding, instrument testing, machining, motor repair, and carpenter work. They have chosen to have these buildings located on some land north of 500 South and east of 1100 West. The area abuts the railroad tracks, and they would also have a road giving trucks access to the warehouse. Currently, the trucks have to come within the plant, and due to Homeland Security regulations, these trucks have to be searched. This would not be necessary with the new location. The new buildings would also pull about 120 employees out of the hazardous area.

Mr. Keddington pointed out there could be other plant developments in the near future that would necessitate moving those buildings anyway, so this is a good time to go ahead with it.

Holly had talked in the past about putting these buildings across the street. Mr. Keddington said trucks would have trouble accessing the warehouse because there is a median in the middle of the road. They asked UDOT to give them access from 500 South when they were widening the road, but UDOT refused.

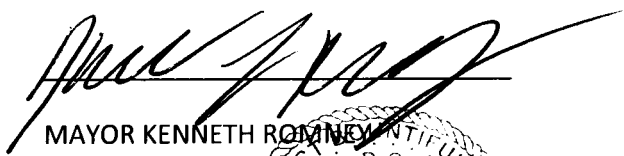
Mayor Romney stated a concern that residents would get the impression the city is allowing Holly Oil to expand, which they had promised they would never do. It was also pointed out that people would object to filling up an open space. It could be pointed out to citizens that an office and warehouse would not present a hazard to the surrounding area. Also, if the city can have a firm idea of the use and appearance

of the area by the time Holly starts building, they will have something they can tell citizens to alleviate their concerns.


The Planning Commission has talked about having small businesses and some retail along the corridor in order to tidy up the area and provide revenue. Mr. Keddington stated a company like The Rockery fits their idea of an appropriate business along there. Mr. Henriksen stated they want to avoid high density uses. A car repair place had been proposed, but the city did not approve. The goal is to have an ordinance that fits the needs of Holly Oil, meets the city's approval, and provides a positive benefit to the citizens.

Craig Howe mentioned that Woods Cross is involved with the RDA for part of that area, and they should be part of the discussions. Mayor Romney asked the staff to work with Holly Oil and the Planning Commission, as well as Woods Cross. They may want to work out a development agreement.

Mayor Romney closed the work session at 7:15 pm.


MAYOR KENNETH ROMNEY




HEIDI VORDECKERS (CITY RECORDER)

NATHALIE ELLINGSON (SECRETARY)